

## **\$244,900 - 3 Grove Meadow Drive, Spruce Grove**

MLS® #E4434345

**\$244,900**

3 Bedroom, 1.50 Bathroom, 1,173 sqft  
Condo / Townhouse on 0.00 Acres

Lakewood\_SPGR, Spruce Grove, AB

Welcome to this bright and cheery 3 bedroom 2 bath half duplex condo with single attached garage in Grove Park. Quick possession possible! The large foyer with ceramic tile leads to the spacious kitchen with lots of cabinets and fridge, stove and new built in dishwasher included. Living room with beautiful laminate and eating area facing the yard with windows across the back letting in lots of natural light. Neutral colors and a 2pc bathroom complete the main level. Up the stairs is a good sized primary bedroom, 2 spare bedrooms and a 4pc bathroom. The basement has a washer and dryer and room to develop another bedroom or recreation room and roughed-in for another bathroom. All exterior maintenance is looked after which includes grass mowing and snow shovelling. The location is excellent on the east side of Spruce Grove with convenient and QUICK ACCESS TO HWY 16 or 16A, as well as being walking distance to banks, parks, churches. True value in this half duplex condo with attached garage! Act Fast!



Built in 2003

### **Essential Information**

MLS® #	E4434345
Price	\$244,900

Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,173
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	3 Grove Meadow Drive
Area	Spruce Grove
Subdivision	Lakewood_SPGR
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4L9

### Amenities

Amenities	No Smoking Home
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Flat Site, Golf Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	41
Zoning	Zone 91
Condo Fee	\$361



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